067.A	0001	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	831,600	/	831,600
USE VALUE:	831,600	/	831,600
ASSESSED:	831,600	/	831,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHIFFER LAUREN
Owner 2:	ASMUSSEN ERIK
Owner 3:	
Street 1:	10 WOODSIDE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON VIRGINIA -
Owner 2:	-
Street 1:	102 BROOKSBY VILLAGE DR
Twn/City:	PEABODY
St/Prov:	MA Cntry:
Postal:	01960

NARRATIVE DESCRIPTION

This parcel contains 10,485 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1926 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10485.000	343,100		488,500	831,600
Total Card	0.241	343,100		488,500	831,600
Total Parcel	0.241	343,100		488,500	831,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.78 | /Parcel: 431.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	128418
GIS Ref	
GIS Ref	
Insp Date	11/08/18

!5771!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0001-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,100	0	10,485.	488,500	831,600	831,600	Year End Roll	12/18/2019
2019	101	FV	264,800	0	10,485.	495,500	760,300	760,300	Year End Roll	1/3/2019
2018	101	FV	264,800	0	10,485.	369,800	634,600	634,600	Year End Roll	12/20/2017
2017	101	FV	264,800	0	10,485.	335,000	599,800	599,800	Year End Roll	1/3/2017
2016	101	FV	264,800	0	10,485.	321,000	585,800	585,800	Year End	1/4/2016
2015	101	FV	258,800	0	10,485.	272,200	531,000	531,000	Year End Roll	12/11/2014
2014	101	FV	258,800	0	10,485.	258,200	517,000	517,000	Year End Roll	12/16/2013
2013	101	FV	258,800	0	10,485.	245,600	504,400	504,400		12/13/2012

PRINT

Date	Time
12/10/20	20:36:48

LAST REV

Date	Time
10/21/20	15:04:59
danam	
5771	

USER DEFINED

Prior Id # 1:	128418
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON VIR	74015-125	1	1/21/2020		775,000	No	No		
HARRINGTON VIR	74015-123	1	1/21/2020	Convenience	1	No	No		
HARRINGTON PETE	65029-438		3/10/2015	Convenience	1	No	No		Peter Harrington dod 8/25/2016
HARRINGTON PETE	25212-444		3/7/1995			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	817	Alterati	150,600	O				
6/2/2009	424	New Wind	6,049					
7/27/2007	631	Addition	71,550	C		G9	GR FY09	16 x 22 addition a

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2020	Mail Update	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
4/25/2019	Mail Update	JO	Jenny O
11/8/2018	Meas/Inspect	BS	Barbara S
12/4/2008	Meas/Inspect	336	PATRIOT
12/17/1999	Meas/Inspect	163	PATRIOT
7/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10485		Sq. Ft.	Site		0	70.	0.67	5			Topo	-5					488,474						488,500	

Total AC/HA: 0.24070 | Total SF/SM: 10485 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 488,474 | Spl Credit | Total: 488,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19517136
Const Adj.:	0.99604803
Adj $ / SQ:	148.806
Other Features:	101850
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421449
Depreciation:	78390
Depreciated Total:	343060

COMMENTS

2OF=TOILET & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

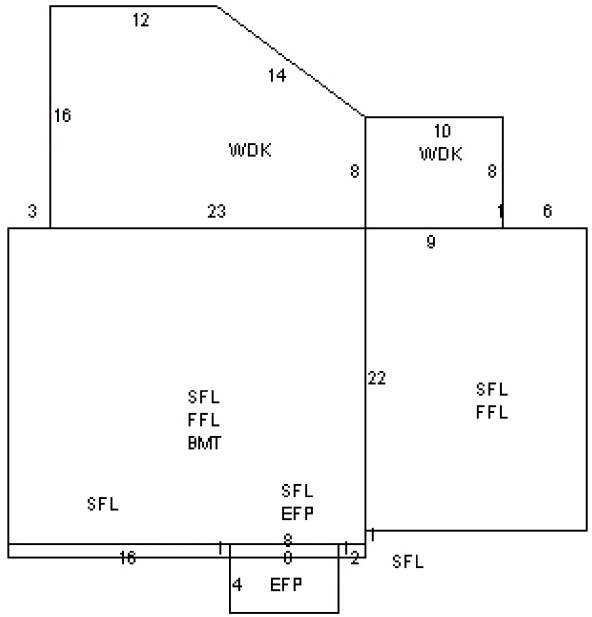
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.81
Special Features:	0	Val/Su Net:	115.60
Final Total:	343100	Val/Su SzAd	178.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	976	148.810	145,235
FFL	First Floor	950	148.810	141,366
BMT	Basement	598	44.640	26,696
WDK	Deck	404	8.440	3,410
EFP	Enclos Porch	40	72.310	2,893

Net Sketched Area:	2,968			Total:	319,600
Size Ad	1926	Gross Are	2968	FinArea	1926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

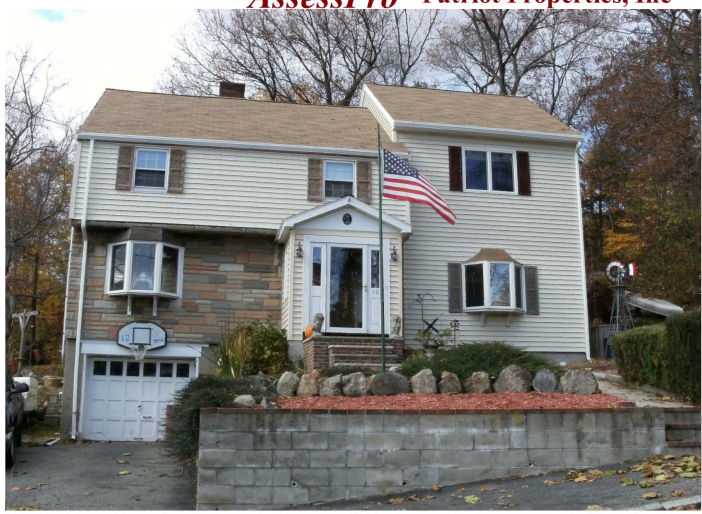
SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0001-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc